

094.0

0002

0024.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

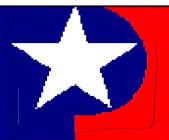
565,600 / 565,600

USE VALUE:

565,600 / 565,600

ASSESSED:

565,600 / 565,600



PROPERTY LOCATION

No	Alt No	Direction/Street/City
163		FOREST ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SOUTHERN KARI J	
Owner 2: DIGIOVANNI HEATHER M	
Owner 3:	

Street 1: 163 FOREST ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER

Owner 1: MCCULLOUGH DANIEL P -
Owner 2: MCCULLOUGH STACEY Y -
Street 1: 163 FOREST STREET
Twn/City: ARLINGTON
St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,900 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1860, having primarily Clapboard Exterior and 870 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6900		Sq. Ft.	Site		0	70.	0.82	5			Topo	-10					395,012						395,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6900.000	170,600		395,000	565,600		61444
							GIS Ref
							GIS Ref
							Insp Date
							09/29/18

PREVIOUS ASSESSMENT										Parcel ID	Parcel ID 094.0-0002-0024.A				USER DEFINED			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date								
2020	101	FV	170,600	0	6,900.	395,000	565,600	565,600	Year End Roll	12/18/2019								
2019	101	FV	182,000	0	6,900.	400,700	582,700	582,700	Year End Roll	1/3/2019								
2018	101	FV	204,000	0	6,900.	299,100	503,100	503,100	Year End Roll	12/20/2017								
2017	101	FV	204,000	0	6,900.	331,100	535,100	535,100	Year End Roll	1/3/2017								
2016	101	FV	204,000	0	6,900.	317,300	521,300	521,300	Year End	1/4/2016								
2015	101	FV	192,600	0	6,900.	269,000	461,600	461,600	Year End Roll	12/11/2014								
2014	101	FV	192,600	0	6,900.	255,200	447,800	447,800	Year End Roll	12/16/2013								
2013	101	FV	192,600	0	6,900.	242,800	435,400	435,400		12/13/2012								

SALES INFORMATION										TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date		Sale Code	Sale Price	V	Tst	Verif	Notes								
MCCULLOUGH DANI	72575-408	1	5/9/2019			565,000	No	No										
MARVIL DAVID L	35588-252		5/31/2002			350,100	No	No										
MCCABE DANIEL H	28612-64		5/22/1998			200,000	No	No	Y									

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
8/21/2019		SQ Returned								JO	Jenny O						
9/29/2018		Inspected								PH	Patrick H						
9/6/2018		MEAS&NOTICE								BS	Barbara S						
3/31/2009		Measured								372	PATRIOT						
8/30/2002		MLS								MM	Mary M						
5/13/2000		Inspected								270	PATRIOT						
1/28/2000		Mailer Sent															
1/28/2000		Measured								197	PATRIOT						
10/1/1991										PM	Peter M						

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 15 - Old Style	1H - 1 & 1/2 Sty	Full Bath: 1	Rating: Average																
(Liv) Units: 1	Total: 1	A Bath:	Rating:																
Foundation: 3 - BrickorStone		3/4 Bath:	Rating:																
Frame: 1 - Wood		A 3QBth:	Rating:																
Prime Wall: 2 - Clapboard		1/2 Bath:	Rating:																
Sec Wall:		A HBth:	Rating:																
Roof Struct: 1 - Gable		OthrFix:	Rating:																
Roof Cover: 1 - Asphalt Shgl		OTHER FEATURES																	
Color: YELLOW		Kits: 1	Rating: Average																
View / Desir:		A Kits:	Rating:																
GENERAL INFORMATION		Fpl:	Rating:																
Grade: C - Average		WSFlue:	Rating:																
Year Blt: 1860		CONDOS INFORMATION																	
Eff Yr Blt:		Location:																	
Alt LUC:		Total Units:																	
Jurisdct:		Floor:																	
Const Mod:		% Own:																	
Lump Sum Adj:		Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD		Phys Cond: AV - Average	31. %																
Prim Int Wall: 1 - Drywall		Functional:	%																
Sec Int Wall:		Economic:	%																
Partition: T - Typical		Special:	%																
Prim Floors: 3 - Hardwood		Override:	%																
Sec Floors:		Total:	31 %																
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				COMPARABLE SALES													
Subfloor:		Basic \$ / SQ:	130.00																
Bsmnt Gar:		Size Adj.:	1.35000002																
Electric: 3 - Typical		Const Adj.:	0.99989998																
Insulation: 2 - Typical		Adj \$ / SQ:	175.482																
Int vs Ext:		Other Features:	55000																
Heat Fuel: 1 - Oil		Grade Factor:	1.00																
Heat Type: 3 - Forced H/W		NBHD Inf:	1.00000000																
# Heat Sys: 1	% Heated: 100	NBHD Mod:																	
% AC:		LUC Factor:	1.00																
Solar HW: NO		Adj Total:	247273																
% Com Wall:		Depreciation:	76655																
% Sprinkled:		Depreciated Total:	170618																
MOBILE HOME				Make:	Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 094.0-0002-0024.A															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
2	Frame Shed	D	Y	18X10	A	AV	1990		0.00	T	23.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:							